

## Preliminary land Use Service (PLUS)

**Delaware State Planning Coordination**

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

[www.state.de.us/planning](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000/](http://www.dnrec.state.de.us/dnrec2000/)  
[www.dnrec.state.de.us/DNRECeis/](http://www.dnrec.state.de.us/DNRECeis/)  
[datamil.udel.edu/](http://datamil.udel.edu/)  
[www.state.de.us/deptagri/](http://www.state.de.us/deptagri/)

1. Project Title/Name:

2. Location:

3. Parcel Identification #:

4. County or Local Jurisdiction Name:

5. Owner's Name:

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

6. Applicant's Name:

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

7. Engineer/Surveyor Name:

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

8. **Please Designate a Contact Person, including phone number, for this Project:**

<b>Information Regarding Site:</b>		
9. Area of Project(Acres +/-):		
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Community <input type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural		
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications."		
12. Present Zoning:	13. Proposed Zoning:	
14. Present Use:	15. Proposed Use:	
16. If known, please list the historical and former uses of the property , and any known use of chemicals or hazardous substances:		
17. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input type="checkbox"/>  Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> Low Density <input type="checkbox"/>		
18. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities Inc.  What is the estimated water demand for this project?  How will this demand be met?		
19. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name:		
20. If a site plan please indicate gross floor area:		
21. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use		
22. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density		
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..		

23. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units:

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☐ Move-up buyer – if checked, how many units

☐ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces:  
Square Feet:

Proposed Use: % of Impervious Surfaces:  
Square Feet:

25. What are the environmental impacts this project will have?

How much forest land is presently on-site?

How much forest land will be removed?

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☐ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☐ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☐ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☐ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☐ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ☐ No

Are the wetlands: ☐ Tidal Acres

☐ Non-tidal Acres

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☐ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☐ No

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☐ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☐ No If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?  
☐ Yes    ☐ No

If yes, please list name:

30. List the proposed method(s) of stormwater management for the site:

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.):

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes    ☐ No

31. Is open space proposed? ☐ Yes    ☐ No    If "Yes," how much?    Acres    Square Feet

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?

Where is the open space located?

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes    ☐ No

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes    ☐ No    If "Yes," what are they?

33. Is any developer funding for infrastructure improvement anticipated? ☐ Yes    ☐ No    If "Yes," what are they?

34. Are any environmental mitigation measures included or anticipated with this project? ☐ Yes    ☐ No

Acres on-site that will be permanently protected

Acres on-site that will be restored

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed

Buffers from wetlands, streams, lakes, and other natural water bodies

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☐ Yes    ☐ No

36. Will this project generate additional traffic? ☐ Yes    ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season

What percentage of those trips will be trucks, excluding vans and pick-up trucks?

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders.

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input type="checkbox"/> No
39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections.
40. Are there existing or proposed sidewalks? <input type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input type="checkbox"/> No  Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input type="checkbox"/> No
41. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input type="checkbox"/> No  Has this site been evaluated for historic and/or cultural resources? <input type="checkbox"/> Yes <input type="checkbox"/> No  Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," please indicate what will be affected (Check all that apply)  <div style="margin-left: 20px;"> <input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.)  <input type="checkbox"/> Sites (archaeological)  <input type="checkbox"/> Cemetery         </div>  Would you be open to a site evaluation by the State Historic Preservation Office? <input type="checkbox"/> Yes <input type="checkbox"/> No
42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input type="checkbox"/> No
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please List them:
44. Please make note of the time-line for this project:
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.   <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">           _____            Signature of property owner or contract buyer         </div> <div style="width: 45%;">           _____            Date         </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">           _____            Signature of Person completing form            (If different than property owner)         </div> <div style="width: 45%;">           _____            Date         </div> </div>
This form should be returned to the Office of State Planning electronically at <a href="mailto:Dorothy.morris@state.de.us">Dorothy.morris@state.de.us</a> <b>along with an electronic copy of any site plans and development plans for this site.</b> Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. <b>Please be sure to note the contact person</b> so we may schedule your request in a timely manner.





**LEGEND:**

- = BOUNDARY LINE
- = RIGHT-OF-WAY
- = LOT LINE
- = BUILDING SETBACK
- = LOT DELINEATION
- ~~~~~ = EXISTING VEGETATION LINE

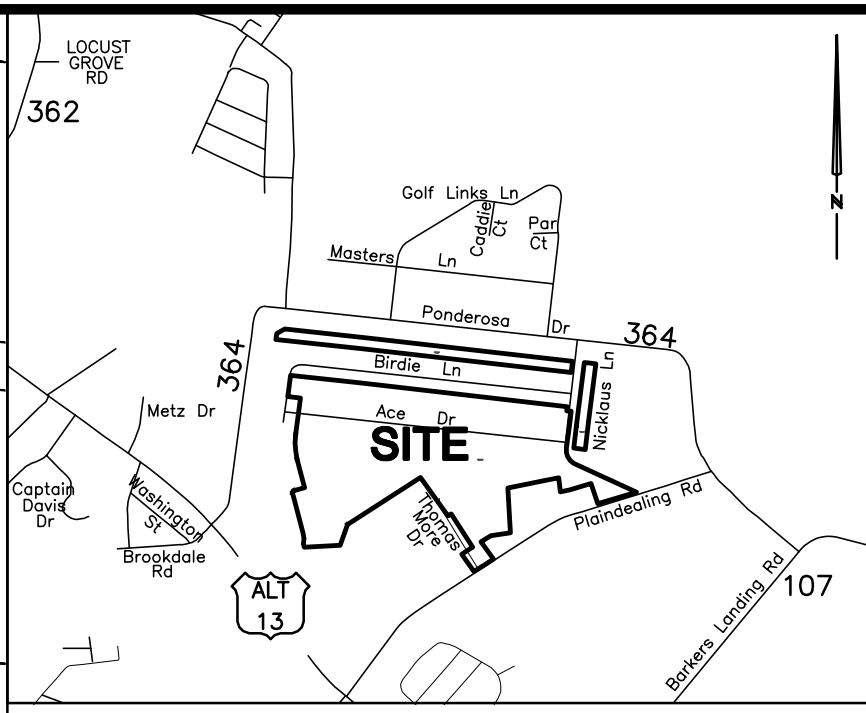
**DATA COLUMN**

TAX MAP ID	: NM-00-105.00-01-01.00 NM-00-105.00-01-02.01 NM-00-105.00-01-13.00 NM-00-105.00-01-04.00(Portion) NM-00-105.01-02-79.00 NM-00-105.01-02-01 Thru 24.00
EXISTING ZONING	: AC-AGRICULTURAL CONSERVATION
PROPOSED USE	: PLANNED UNIT DEVELOPMENT
TOTAL SITE AREA	: APPROX 154.40±AC
MINIMUM LOT SIZE ALLOWED	: 7,200 SQ. FT.
MINIMUM ROAD FRONTAGE	: 60'
MINIMUM LOT WIDTH	: 60'
FRONT YARD SETBACK	: 25' (CURBED STREETS)
SIDE YARD SETBACK	: 10'
REAR YARD SETBACK	: 25'
PROPOSED NUMBER OF LOTS	: 275 Single Family Units 136 Attached Units 411 Total Units
TOTAL AMOUNT OF PROPOSED RIGHT-OF-WAY	: 41.27±AC
TOTAL AREA OF LOTS	: 56.26±AC
AMOUNT OF PROPOSED OPEN SPACE	: 13.37±AC
AREA A	: 21.01±AC
AREA B	: 3.97±AC
AREA C	: 56.87±AC
TOTAL OPEN SPACE	: 43.29±AC
TOTAL AMOUNT OF PROPOSED ACTIVE OPEN SPACE	: 43.29±AC
AVERAGE DENSITY OF LOTS	: 2.66 UNITS/ACRE
MINIMUM LOT SIZE	: 7,320 SQ. FT.
MAXIMUM LOT SIZE	: 48,682 SQ. FT.
PROPOSED SEWER	: KENT COUNTY
PROPOSED WATER	: TIDENWATER UTILITIES
VERTICAL DATUM	: NAVD 88

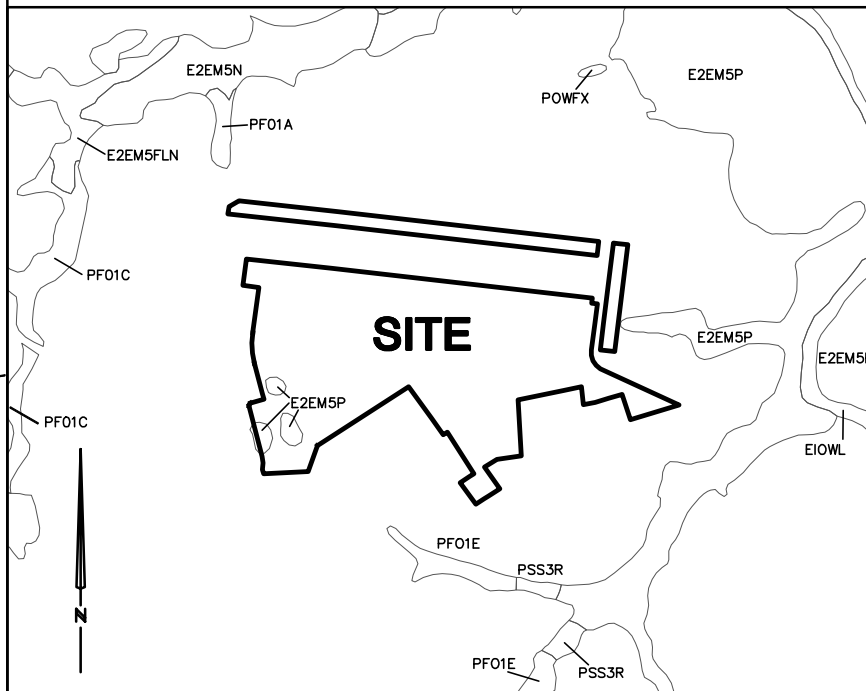
**OWNERS**  
JOHN T. BEISER  
DEL-HOMES, INC.  
P.O. BOX 8  
MAGNOLIA, DE 19962

**DEVELOPER**  
JOHN P. DIXON  
CROSS CHECK COMMUNITIES, L.L.C.  
2420 MUNFORD DRIVE  
FALLSTON, MD 21047

**ENGINEER/SURVEYOR**  
DAVIS, BOWEN & FRIEDEL, INC.  
23 NORTH WALNUT STREET  
MILFORD, DELAWARE 19963



**VICINITY MAP** SCALE: 1" = 2500'

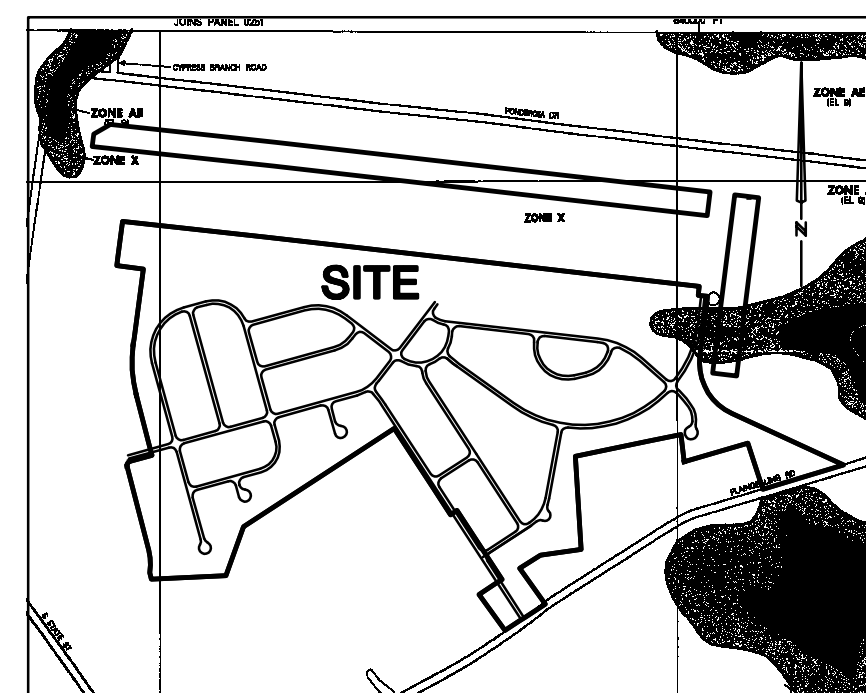


**NW1 MAP** SCALE: 1" = 2000'



**SOILS MAP** SCALE: 1" = 1000'

SYMBOL	SOIL TYPE
Fg	FALLSINGTON SANDY LOAM
SaA	SASSAFRAS SANDY LOAM, 0-2% SLOPES
SaB	SASSAFRAS SANDY LOAM, 2-5% SLOPES
SfA	SASSAFRAS LOAM, 0-2% SLOPES
Ws	WOODSTOWN LOAM



**FEMA FLOODPLAIN MAP** SCALE: 1" = 1200'

PANEL: 10001C0253 H  
DATED: MAY 5, 2003

**CYPRESS CREEK PHASE II  
NORTH MURDERKILL HUNDRED  
KENT COUNTY, DELAWARE**

Date: **APRIL 2004**  
Scale: **1" = 200'**  
Dwn.By: **JMJ**  
Proj.No.: **1231A010**

Dwg.No.:








# Preliminary Land Use Service (PLUS)

Cypress Creek Phase II  
2004-05-09

-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights

## State Strategy Level

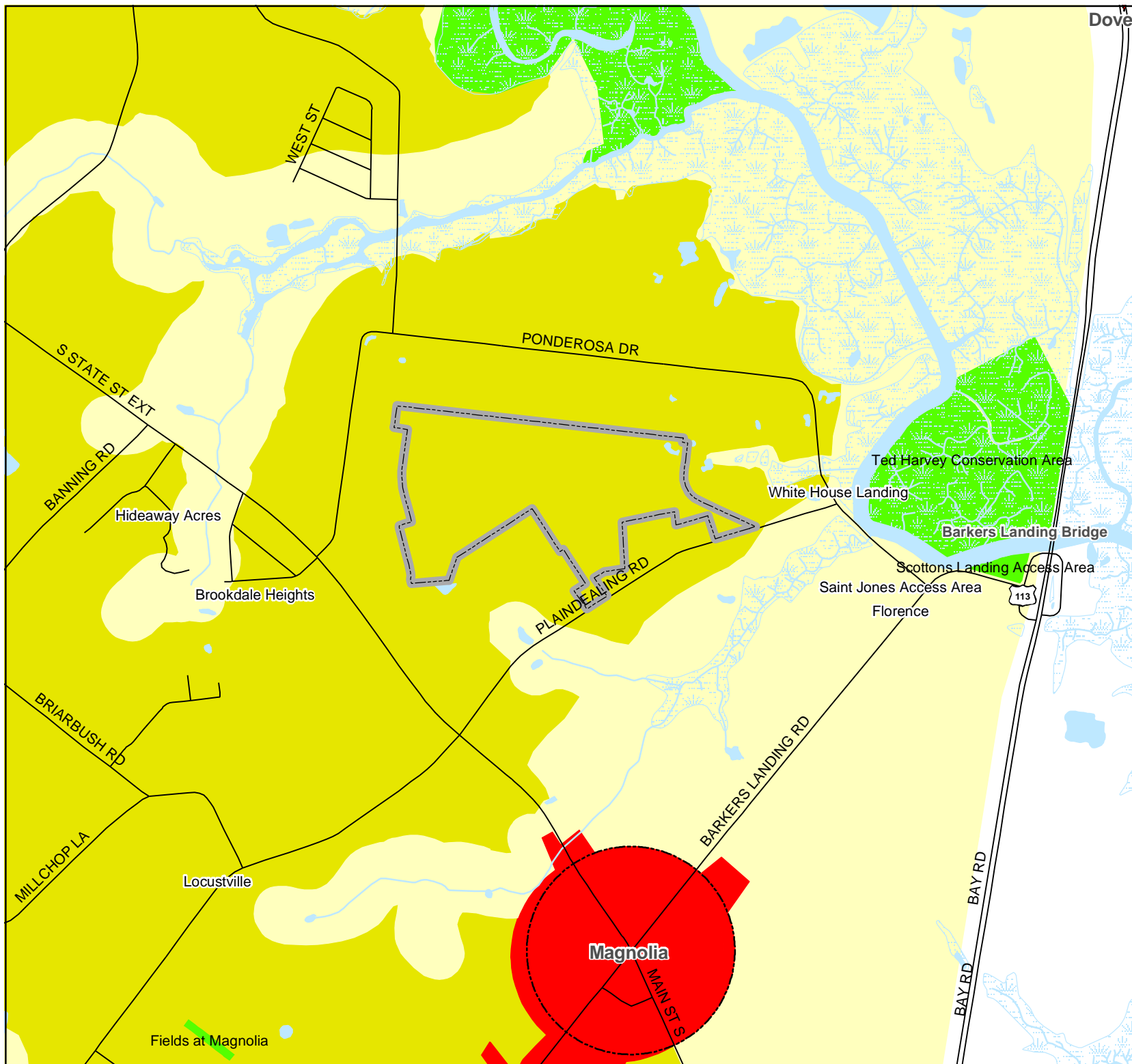
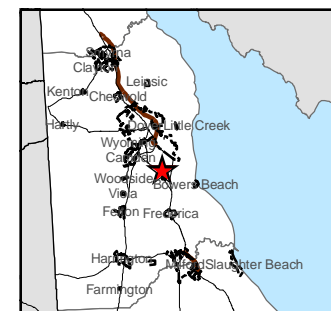
-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural

0 450 900 1,800  
Feet

1:20,000



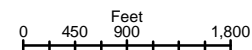
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# Preliminary Land Use Service (PLUS)

Cypress Creek Phase II  
2004-05-09

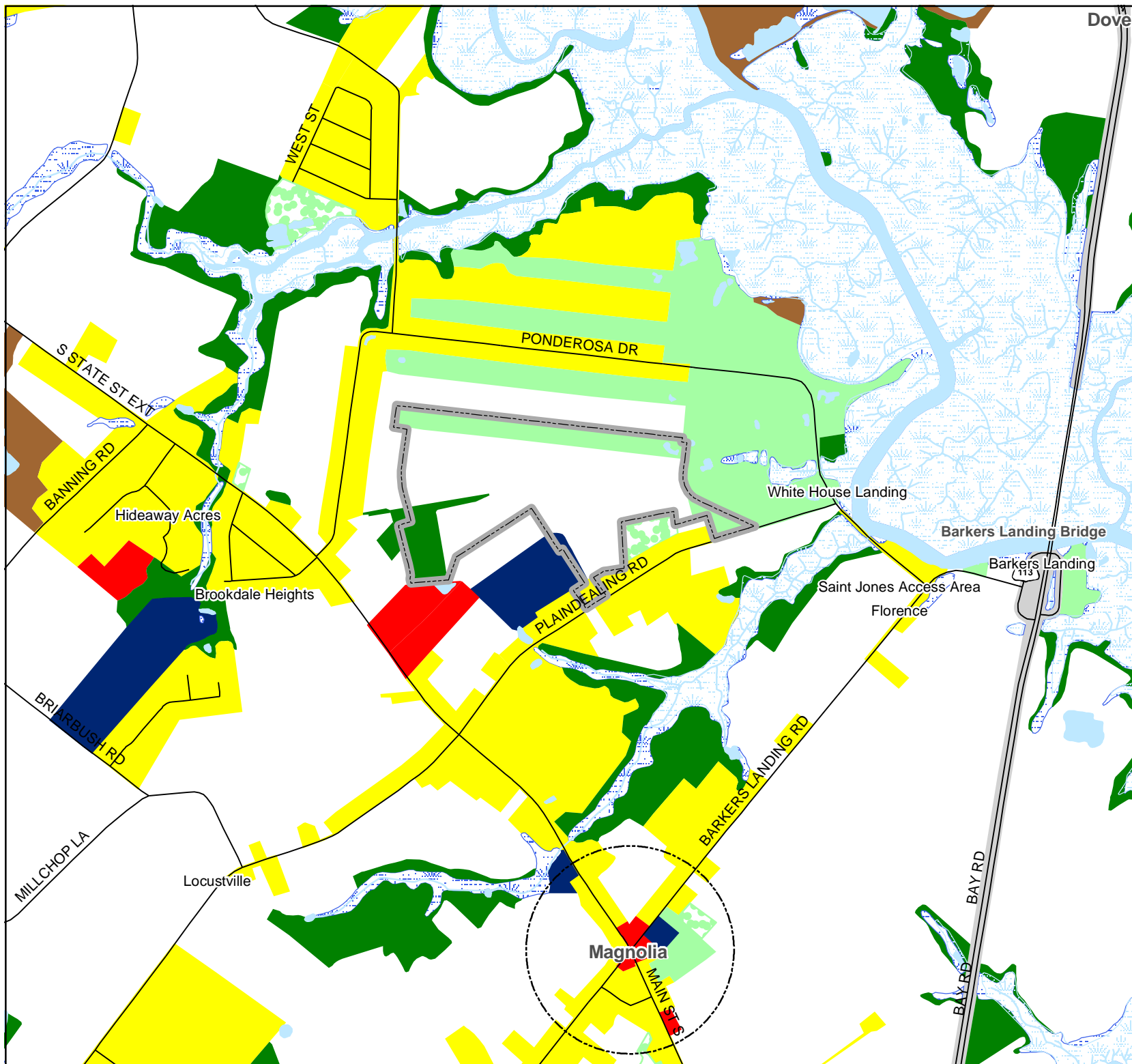
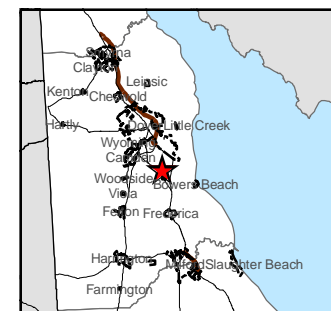
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:20,000



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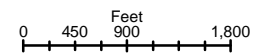
Dover

# Preliminary Land Use Service (PLUS)

Cypress Creek Phase II  
2004-05-09

2002 False-Color  
InfraRed Orthophotography

-  Project Area
-  Municipalities



1:20,000



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